FOR SUBLEASE

6100 Harris Technology Blvd.
Suites G & M
Charlotte, NC 28269





Overview

Northwoods Business Park is a front load industrial building located in the North submarket of Charlotte. Suite G and M features 24,000 - 48,000 SF of industrial space available for sublease. The remaining term expires on February 28, 2025. Located ±2.1 miles from I-77 and ±8.0 miles from I-85.

Availability

Suite G:	24,000 SF | 1,800 SF Office Space
Suite M:	24,000 SF | 1,500 SF Office Space
Total Available:	**24,000 - 48,000 SF**

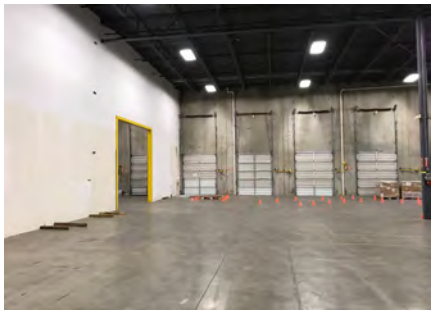
Building Features

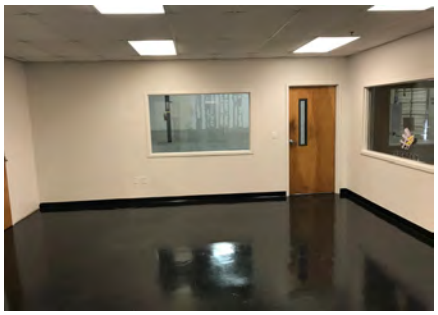
- (10) 8' x 10' Dock Doors (Both Suites)
- (6) Pit Levelers (Suite M)
- (4) 8' x 10' Dock Doors without Levelers (Suite G)
- (1) 8' x 10' Drive-in Door (Suite G)
- Column Spacing: 40' x 40'
- Space does have a demising wall with a penetration
- Clear Height: 24'
- Building Depth: 200'
- ESFR
- (3) Exhaust Fans (Suite G)
- T-5 Lights on Motion Sensors
- Separate Electrical Service
- (1) 480v/277v 400 Amp Service
- (3) 120v/208v 200 Amp Panels
- (1) 208v 120 Amp Panel
- (1) 30, (1) 60, (1) 100 Amp Disconnects
- Multiple 110v Outlets Throughout
- I-2 (CD)
- Built in 1994
- TICAM: $0.78 PSF
- Lease Rate: $4.25 PSF NNN for 48,000 SF
  $4.25 PSF NNN for 24,000 SF

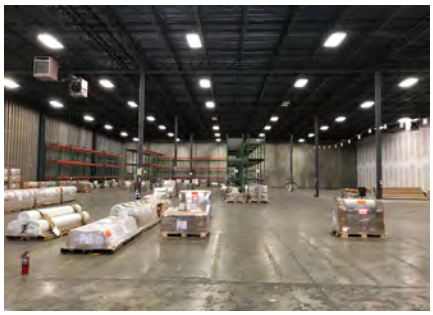
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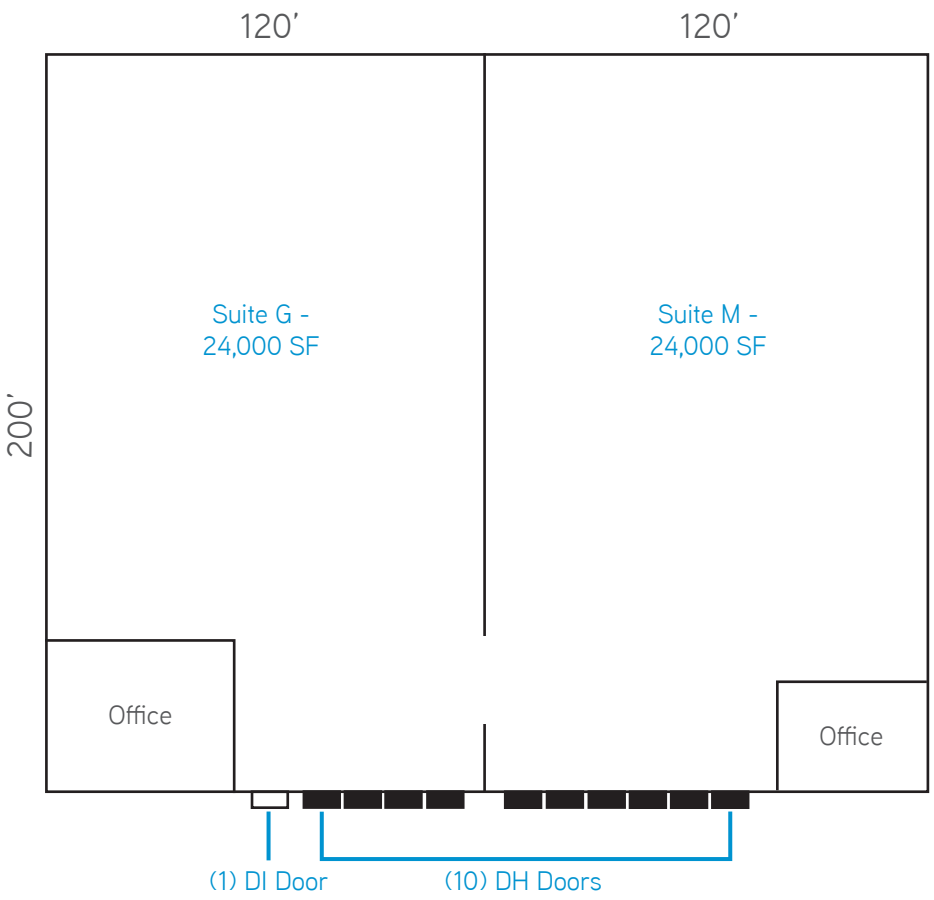












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